085.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,900 / 904,900
					USE VALUE:	904,900 / 904,900
					ASSESSED:	904,900 / 904,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPINALE MARIA & JOSEPH G &
Owner 2:	SPINALE JOSEPHINE & JOHN J
Owner 3:	
Street 1:	147 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1958, having primarily Vinyl Exterior and 2076 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	448,300	5,100	451,500	904,900
Total Card	0.172	448,300	5,100	451,500	904,900
Total Parcel	0.172	448,300	5,100	451,500	904,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.89 | /Parcel: 435.89

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 53346

GIS Ref

GIS Ref

Insp Date 11/08/18

!6905!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	448,300	5100	7,500.	451,500	904,900		Year end	12/23/2021
2021	104	FV	428,000	5100	7,500.	451,500	884,600		Year End Roll	12/10/2020
2020	104	FV	428,000	5100	7,500.	451,500	884,600	884,600	Year End Roll	12/18/2019
2019	104	FV	331,800	5100	7,500.	445,100	782,000	782,000	Year End Roll	1/3/2019
2018	104	FV	331,800	5100	7,500.	341,900	678,800	678,800	Year End Roll	12/20/2017
2017	104	FV	311,100	5100	7,500.	322,500	638,700	638,700	Year End Roll	1/3/2017
2016	104	FV	311,100	5100	7,500.	296,700	612,900	612,900	Year End	1/4/2016
2015	104	FV	277,100	5100	7,500.	277,400	559,600	559,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:41:42

LAST REV

Date	Time
04/30/19	15:15:15
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6905

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12733-577		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	53346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2015	1856	Re-Roof	7,000					
10/18/2006	894	Redo Bat						
4/3/1995	146	Manual	785					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Measured	372	PATRIOT
1/8/2007	Permit Visit	BR	B Rossignol
2/25/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15578032
Const Adj.:	0.99989998
Adj $ / SQ:	208.020
Other Features:	110729
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609048
Depreciation:	160789
Depreciated Total:	448259

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

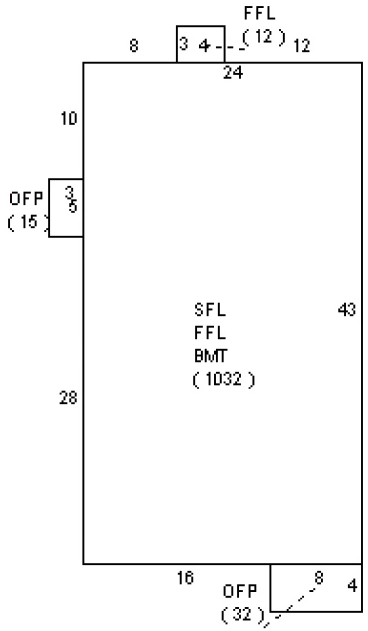
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	208.02
Special Features:	0	Val/Su Net:	142.09
Final Total:	448300	Val/Su SzAd	215.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	208.020	217,173
BMT	Basement	1,032	62.410	64,403
SFL	Second Floor	1,032	208.020	214,676
OFP	Open Porch	47	44.000	2,068

Net Sketched Area:	3,155			Total:	498,320
Size Ad	2076	Gross Area	3155	FinArea	2076

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X22	A	AV	1958	21.31	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100